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THE ANDHRA PRADESH GAZETTE

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HYDERABAD, WEDNESDAY, MARCH 25, 2009.

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(H1)

DRAFT VARIATION TO THE TOWN PLANNING CERTAIN VARIATION IN THE MASTER PLAN FOR CHANGE OF LAND USE FROM HILLOCK AREA USE TO RESIDENTIAL USE IN VIDYANAGAR, 7th WARD, JAGGAIAHPETA MUNICIPALITY.

[Memo. No.15255/H1/2008-3, Municipal Administration & Urban Development, 21st March, 2009.]

The following draft variation to the Jaggaiahpetta General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No. 265, M.A. dated 14-5-2003, is proposed in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) thereof.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad-500 022.

DRAFT VARIATION

The site in R.S.Nos. 396/2A and 396/2H1 at Vidyanagar, 7th Ward, Jaggaiahpetta Municipality, to an extent of Ac. 132.46 cents (Ac.40.00 in Site A and Ac. 92.46 in site B) the boundaries of which are as shown in the schedule below and which is earmarked for Hillock Area use in the General Town Planning Scheme (Master Plan) of Jaggaiahpetta Town sanctioned in G.O.Ms.No. 265 M.A., dated 14-5-2003 is now proposed to be designated for Residential use by variation of change of land use as marked as “a to g” for Site A and marked as “h to q” for Site B as shown in the revised part proposed land use map GTP No. 11/2009/R, which is available in Municipal Office, Jaggaiahpetta Town, subject to the following conditions; namely:—

1. The applicant shall pay development/conversion charges as per G.O.Ms.No. 158 M.A., dated 22-3-1996 to the Jaggaiahpetta Municipality before issue of confirmation orders.
2. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
3. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
4. The owners/applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. The change of land use shall not be used as the proof of any title of the land.
6. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. The applicant shall obtain layout/development permission from Director of Town and Country Planning/competent authority as the case may be.
8. The applicant shall submit the No Objection Certificate from the Collector and District Magistrate, Krishna District for change of land use from Hillocks use to Residential use before issue of confirmation orders.
9. The applicant shall handover the site affected under Master Plan roads of 80 feet and 60 feet wide to the Jaggaiahpetta Municipality free of cost through registered gift deed.
10. The applicant shall submit No Objection Certificate from Archaeological Survey of India as the site under reference is within 30 Mtrs., from the Buddha Stoopam before issue of confirmation orders.

SCHEDULE OF BOUNDARIES

for Site "A"		for Site "B"
North	: Proposed 80 feet wide Master Plan road followed by Railway Track	Existing 60 feet wide road
East	: Existing 60 feet wide road	Sivakameshwari Educational Society's site and GTP No. 6/2008
South	: Existing 60 feet wide road	Agricultural Dry lands.
West	: Site belongs to old age home	Agricultural Dry lands.

Dr. C.V.S.K. SARMA,
Principal Secretary to Government.

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